



City of Granite City

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Historical & Architectural Review Commission Minutes February 28, 2012

CALL TO ORDER

Chairman Terry Pierce called the meeting of HARC to Order on Tuesday, February 28, 2012, at 5:00 PM.

PLEDGE

The Pledge of Allegiance was recited. The Chair welcomed everyone to this evening's meeting.

ATTENDANCE / ROLL CALL

Members Present were: Terry Pierce, Henry Gabriel, Paula Hagnauer, Kim King and Jennifer Flores. Excused absence: Eric Hill. Also present were: Alderman Dan McDowell, Assistant City Attorney Laura Andrews, Zoning Administrator Steve Willaredt and Jon Ferry, Economic Development Director.

MINUTES

A motion to approve the Minutes from the previous meeting (November 22, 2011) and this evening's Agenda was made by Henry Gabriel and seconded by Kim King. Voice vote. All ayes. Motion carried by unanimous consent.

PETITIONER: Ken Kohnen, Automotive Manager
Snelson Collision Repair
1822 Grand Avenue

Mr. Kohnen was introduced and presented his request for a freight storage container to be located in the rear of property in a district zoned D-2 Commercial. The Petitioner stated no changes are made to the business. Discussion followed. The Zoning Administrator stated it will look like a tractor trailer without wheels, similar to a shipping container. The Petitioner stated the color is off-white and the building is grey. He said the container will not be visible from Grand Avenue and a person would have to be looking for it to see it from Madison Avenue. It is permanent storage, like a steel box, and will be placed at a permanent location.

The Zoning Administrator asked what will be underneath the unit and was told rock. The Administrator advised the storage container should be placed on a concrete pad and anchored according to code. The Petitioner said that will be doable and agreed.

The Chair called for any further discussion. None voiced.

MOTION by Paula Hagnauer and seconded by Henry Gabriel to approve the Petition and allow the storage container to be located in the rear of the business, to be placed on a concrete pad and anchored. Roll call vote. All ayes. Motion carried unanimously.

The Chair explained to the Petitioner, HARC is a recommending body to the City Council and they will have the final determination at their next meeting scheduled for March 6, 2012.

REVIEWS:

- 1). BSR Books
Stacie Pope
1204 Niedringhaus

HARC Commission member, Jennifer Flores, stated she will abstain from any vote on BSR because she is assisting the bookstore with the expansion (interior renovations and signage).

Petitioner, Stacie Pope, explained their bookstore has decided to expand and is leasing the Niedringhaus side of the building. She stated the present 19th Street location will be connected by an interior archway. Patrons can use either the 19th Street entrance or enter on Niedringhaus Avenue.

Stacie and Jennifer have collaborated with design and renderings for the interior of the building and signage for the Niedringhaus side of the bookstore. The proposed interior-design theme will be Granite City murals of "then and now". Stacie said to imagine the murals will be likened to a movie reel going way back in time to present. The Petitioner mentioned the Belleville News Democrat is interested in covering the renovation with a story on the murals.

Jennifer Flores presented a rendering of the sign to be used on the Niedringhaus side of the business. The window sign will feature carnival font lettering with three calico "lucky cats" announcing BSR Used Books (Attachment A, copy available upon request). The colors will be red, white with black trim.

MOTION by Kim King and seconded by Paula Hagnauer to approve the sign design and expansion. Roll call vote. 4 ayes. 1 abstain. Motion carried.

- 2). George Crisp
Cindy's Collectibles
1840 State Street

Mr. Pat McKinney, Cindy's Collectibles, introduced himself and stated he and his wife are withdrawing their Petition to locate at 1840 State Street. The exterior renovations have drug out for too long and they are going to stay at the 19th Street location for another two years.

George Crisp, owner of the building, presented a sample piece of 16 gauge steel siding that he would like to use for replacement of the maroon glass tiles that are breaking and falling from the building. Discussion followed concerning the vision HARC has for downtown. For well over a year nothing has been done with recommendations by the Commission. The Zoning Administrator recommended Mr. Crisp hire professional, licensed contractors and cited safety as a big factor not only with the exterior work, but also with the Electrical, Mechanical and Plumbing requirements to bring the property up to code. He stated he cannot conscientiously let the building sit "as is" any longer.

In order for Mr. Crisp to avoid returning to HARC each month for review, the Commission decided the owner may bring samples to the Inspection Department and Mr. Willaredt will present them to the Commission.

- 3). Michael Moore
1947 Delmar Avenue

The Chair announced Mike Moore is not in attendance due to work. Laura Andrews, Assistant City Attorney, said the review can take place without him being present.

Mr. Willaredt requested the HARC review be continued. He stated Mr. Moore was issued Citations (2), failed to appear in Court and was fined \$1,500.00 (\$750.00 each). Mr. Willaredt is awaiting the opinion of the Mayor for further action.

NEW BUSINESS

1). Paula Hagnauer questioned whether in-house credit checks were completed prior to accepting petitions and the Zoning Administrator replied yes, however, there may be occasions when indebtedness may follow the application process.

2). Jon Ferry asked if HARC had a building materials list and was told The Zoning Administrator's office has materials from St. Charles, Missouri as well as extensive research by Paula Hagnauer. The Commission secretary will bring information to the next meeting for review.

3). Demolitions and designating historic buildings. The comment was made, whether or not demolitions should be reviewed by HARC prior to razing. The Commission agreed the costly asbestos removal issue is a major concern with the old buildings. The Zoning Administrator stated a good example is the three apartment buildings on Grand Avenue (1919/21, 1923/25 and 1929/31 Grand).

No further discussion.

MOTION to adjourn by Kim King and seconded by Jennifer Flores. All ayes.

Respectfully submitted,

Barbara Hankins

Recording Secretary, HARC

**Historical Architecture Review Committee
Advisory Report
February 28, 2012**

PETITIONER: **Ken Kohnen, Automotive Mgr.
Snelson Collision Repair
1822 Grand Avenue**

MOTION by Paula Hagnauer and seconded by Henry Gabriel to approve the Petition and allow the freight storage container to be located in rear of property on concrete pad and anchored. Zoned D-2 Commercial District.

Roll Call Vote:	Terry Pierce	Yes	Paula Hagnauer	Yes
	Henry Gabriel	Yes	Jennifer Flores	Yes
	Kim King	Yes		

Motion passed by unanimous consent.

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**PETITIONER for Review: Stacie Pope  
BSR Books  
1204 Niedringhaus Avenue**

**MOTION** by Kim King and seconded by Paula Hagnauer to approve the Bookstore expansion and sign design for Niedringhaus entrance.

|                 |               |     |                 |         |
|-----------------|---------------|-----|-----------------|---------|
| Roll Call Vote: | Terry Pierce  | Yes | Paula Hagnauer  | Yes     |
|                 | Henry Gabriel | Yes | Jennifer Flores | Abstain |
|                 | Kim King      | Yes |                 |         |

Motion carried.

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